



47 STONEGATE YORK

City Centre retail unit in what is one of the City's best known streets attracting both local shoppers and visitors. Stonegate has a wide variety of national multiples and private traders including Lakeland, Jack Wills, Body Shop, Mulberry Hall, Moss Bros, Jigsaw, Whistles, Bradleys Jewellers etc. Ground floor sales of approximately 570 sq.ft. (52.95 sq.m.) is complimented by ancillary storage on upper floors. No. 47 lies at the end of the street closest to the Minster.

**SHOP TO LET
NEW LEASE AVAILABLE**

**RENTAL REGION:
£33,500 P.A. (EXCL.)**

ACCOMMODATION

| | | |
|---------------------|--------------|---------------|
| Ground Floor Sales: | 569 sq.ft. | (52.86 sq.m.) |
| Basement: | Not measured | |
| First Floor Stock: | 432 sq.ft. | (40.13 sq.m.) |
| W.C.: | - | - |
| Second Floor Stock: | 285 sq.ft. | (26.47 sq.m.) |
| Attic*: | 194 sq.ft. | (18.02 sq.m.) |

* measured at 5 feet (1.5m) headroom.

BUSINESS RATES

Enquiries with City of York Council's Business Rates revealed the following information:-

| | | |
|-----------------|------------|-----------------------|
| Rateable Value: | £25,500 | (2005 Valuation List) |
| General Rates: | £12,367.50 | (2009/2010) |

The above information can be verified by contacting City of York Council in respect of General Rates - Tel: 01904 551140 and by visiting www.voa.gov.uk in respect of Rateable Value.

LEASE DETAILS

The property is to let on a new full repairing lease for a term of 10 years. The Landlord insures the premises for re-instatement etc. each year and recovers the premium from the tenant. Each party will be responsible for its own legal costs in the matter.

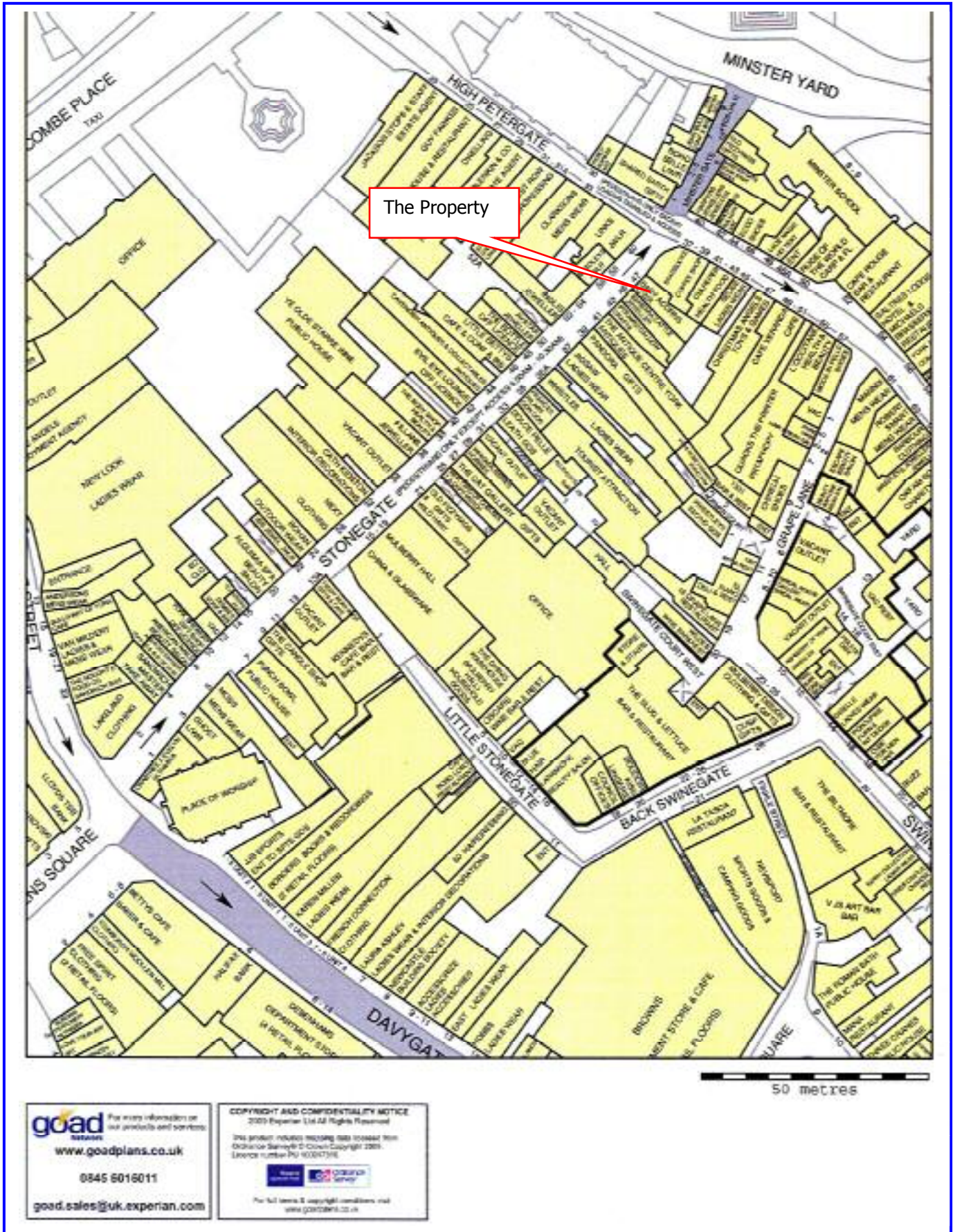
VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



Stonegate

STREET TRADERS PLAN



N.B. Please note that the plan is the latest available edition. Occupation of units obviously can change and interested parties are advised to check latest occupation of properties by personal inspection.

IMPORTANT NOTICE

These particulars which were prepared on 5th October 2009 are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.